

**South Los Angeles Industrial Tract BID
Interim Board of Directors Meeting Minutes
December 7, 2007 at 11:00 am
1008 East 59th Street**

In attendance: Steve Anderson, Duke Dulgarian, Sam Eshagian, Greg Goodman, Stanley Kramer, Matt Mullen, Steve Stone, Oscar Ixco, Oscar Avina, Susan Levi, Rod Kratovil, Diana Esparza

I. Meeting called to order at 11:11 am.

II. Introductions - Introductions were made.

III. Approval of Minutes - Motion to approve minutes by Mullen/Goodman carried unanimously.

IV. Public Comments - None

V. BID Renewal/Survey

Levi presented a draft of the survey for the Board to review. She stated that she emphasized clean and safe programs in the survey. Kramer asked Levi if the Board could review and approve the survey before having it mailed out. Levi agreed. Dulgarian stated that the survey will be mailed out right after the annual meeting. Stone expressed concern that the response level might be low and that might determine the direction of the Renewal process. **Motion to approve the survey by Kramer/Goodman carried unanimously.**

VI. Security

Security Camera Update

Ixco stated that he sent out a letter to Symis and that they have not responded in writing thus far. He stated that they've been communicating through conference calls and meetings, and that Symis has verbally agreed to attend the annual Board meeting. Ixco stated that the cameras are not fully operational yet and that the company is scheduled to install the remainder of the cameras on Slauson and Avalon this week. He stated that they would be meeting at 3:00 pm that afternoon to discuss the project status and implementation timeline. Ixco also stated that the CRA has not given them any reason to delay the project and that they are currently looking into alternate contractors to take over if Symis does not complete their contractual obligations. Anderson asked Ixco about the remaining balance. Ixco responded that there is a \$175,000 balance that will be paid once the project is completed. Goodman asked Ixco if the BID is paying the balance, and Ixco responded that the CRA is funding the entire project.

Universal Protection Service Update

Avina reported that he and LAPD Senior Lead Officer Reedy have taken aggressive action towards illegal car sales and street racing in the area, and that they recently confiscated 165 cars. Avina stated that the city demands a 30-day notice to the public

about car sweeps, which he feels defeats the purpose, so Officer Reedy has found other ways to crack down. Instead he is looking for other violations to cite people on, and finds this strategy to be very effective. Avina stated that street racing in the area is very organized and that recently it has been reduced to Fridays only, where before it would take place from Thursday through Sunday. Stone asked Avina where racing is taking place. Avina responded that it is taking place on 61st from McKinley to Stanford. Avina then reported on Illegal dumping in the area. He stated that they've been catching many illegal dumpers. He reported that he has caught a few that have their children with them when they are dumping and that this complicates arrests because Family Services then has to get involved. In the interim, first time offenders are warned and put on file and Avina will evaluate the effectiveness of the warnings. If they are caught a second time, they will be arrested, regardless of children being present or not. Levi asked Avina how often trash was collected. Avina responded that lately bins have needed clearing once every two months. Kramer then asked Avina if he had heard of a shoot out about a week ago. Avina responded that he had not. Kramer then stated that he was dissatisfied with UPS's security services due to lack of patrolling. He reported that a week ago there were thieves on his property and that there was a confrontation between them and his security guards. Kramer stated that shots were fired and that he was disappointed that security did not take action. Avina responded to this by saying that his guards would have taken action, had they known of the incident. Levi stated that Kramer's guards should have immediately called LAPD. Kramer replied that his guards are not the type to call for help and that they could take care of the situation themselves. Kramer stated that he would give Avina the exact date and time of the occurrence so that he can further investigate the incident. Avina will meet with Kramer's guards to establish a dialogue so in the future they may be more apt to call the Security Office or LAPD.

2008 Security Services

Levi stated that pages 8, 9 and 10 in the meeting packet are different scenarios for the BID's 2008 security budget. She stated that page 8 is what they are currently being billed and that she had created the other two to give the Board other options. Levi stated that at the last meeting, Avina mentioned that he'd like to have a couple of more guards on his team, and suggested that maybe the Board should hire additional staff. She stated that a bulk of the current funds that would rollover into next year is from the security budget and that funds will be reallocated into the same category. Levi then presented the Profit and Loss Budget Comparison and had the Board look at current actual expenses. She stated that it is up to the Board to decide how they want to spend the money. Anderson stated that just because there are funds remaining does not mean that they should be used. Goodman agreed. Levi stated that the Downtown Center BID pays their security \$11.25/hr and suggested that maybe an increase be given. She stated that one of the reasons that SLAIT security turnover is so high is because security is going elsewhere and getting paid more for the same job. She stated that if they receive a raise, they would be more dedicated to their job. Anderson stated that this be brought up after the cameras have been installed. Goodman stated that he'd like the item to be tabled until next month due to the uncertainty surrounding the BID's future. Stone stated that he liked the scenario on page 9 of the meeting packet, which would give a 75-cent increase to security professionals (previously approved) and a 50-cent increase to corporals and above.

Motion to approve the option on Page 9 with a 75-cent increase for Security Professionals and a 50-cent increase for Corporals and above by Stone/Eshagian carried with one abstention (Kramer) and one opposed (Anderson).

VII. Maintenance Services

Increase services to Twice/Week was Tabled

VIII. 2008 Budget/Planning Report

Levi stated that the 2008 Planning Report/Budget was due on December 1st, but that she had received an extension until the 11th. Levi proposed that she submit page eleven in the meeting packet with a few small changes. **Motion to approve 2008 Budget and Planning Report by Mullen/Anderson carried unanimously.**

IX. New Business

Election Status - Levi stated that she did not receive many ballots. She also stated, that according to the BID's Bylaws, in order to serve on the Board, property owners need to be in good standing by paying their BID assessment. Levi stated that the one of the candidates has not paid their assessment fees and that he will not be allowed to serve unless his assessment fees are cleared.

The Board began discussing BID renewal at this point. Levi suggested evaluating the survey results and the current budget to ascertain if lowering the assessments is an option; which might garner more support. Kramer stated that they could mention this information in the next newsletter. Dulgarian asked Levi how often the newsletter is sent out, and she stated that it is mailed out quarterly. Dulgarian stated that he'd like to change the quarterly newsletter to monthly; as it is an excellent form of outreach and very informative. Goodman asked Levi about the cost of a monthly newsletter and she responded that it was nominal and within the BID's means to produce a monthly newsletter. Dulgarian also stated that he'd like crime stats to be included in the newsletter. Everyone on the Board agreed to produce a monthly newsletter with crime stats and distribute to the stakeholders.

X. Next Meeting Date – The Annual Meeting will be held on Friday, December 14, 2007 at the SLAIT Security Office at 11:00 am.

XI. Meeting Adjourned at 12:05 pm